SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 7522 DEEDWARRSP
10/03/2017 12:01:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20171003-0101230

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHARLOTTE E. HERRIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

Taxes paid on previous Executors Deed
20171003-0101229

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law 201 Fourth Ave North Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN HOOD AND WIFE KELLY TIPLER	JOHN HOOD AND WIFE KELLY TIPLER	105 01 0 202.00
(NAME)	(NAME)	
1305 Tremont	1305 Tremont	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **WILLIAM TIMOTHY HILL, TRUSTEE FOR VERBENA HARRISON**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JOHN HOOD AND WIFE KELLY TIPLER**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 68 in the Boyd Ament Tract, a plan of which is of record in Book No. 21, page No. 83, Register's Office for said County.

Said Lot No 68 fronts fifty feet on the southerly side of Tremont, formerly Hancock or Alabama Street, and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to William Timothy Hill, Trustee, from Verbena T. Harrison by Quit Claim Deed, of record at Instrument No. 20030516-0067187, recorded May 16, 2003, Register's Office for Davidson County, Tennessee.

This is improved property known as 1307 Tremont, Nashville, TN 37212.

THIS CONVEYANCE IS SUBJECT TO:

1. Any and all restrictions, easements and building setback lines of record.
2. Davidson County Property taxes for the year 2017, a lien not yet due and payable.

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantees, their heirs and assigns forever, and except as to the exceptions set forth in this instrument, Grantor does hereby bind itself and Grantor's heirs, successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantees have carefully inspected the property, and by acceptance of this deed, accepts the property "as is" and "where is" in its present conditions. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2nd day of October, 2017.

WILIAM TIMOTHY HILL, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVDISON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared WILIAM TIMOTHY HILL, TRUSTEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee for Verbena Harrison, the within named bargainor, and that such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing this deed as the Trustee for Verbena Harrison.

Witness my hand, at office, this 2nd day of October, 2017.

Notary Public

My Commission Expires:

CHARLOTTE C. HERRING
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021